

Paupackan Lake Association
Minutes from Board of Directors Meeting
January 8, 2011
Meeting called to order at 9:00 am.

Roll Call: Boardmembers: Rolland Grote (conference call), Al Grabon, presiding, John Pierro (conference call), Kathy May Showers, Robert Perry, Bob Simian
Attorney, Anthony Magnotta, Finance Chairperson, Leo O'Reilly.

There were no **minutes** taken at the December board meeting so no minutes were read.

Rolland Grote Acknowledged the **service of Past Board Members**, Leo O'Reilly, Clarence, Hampton, and Michael Busciacco.

Special Vote was taken to allow the Community Committee members to bid as high as \$1,500.00 for Play ground Equipment being auctioned this morning with a retail value as high as \$5,000.00.
THIS WAS UNANAMOUSLY APPROVED.

Capital Improvement Funds Utilization was discussed.
The Play Equipment would be considered a Capital Improvement.

Financial Report: (Treasurer's Report)
Karen Kilgallen was not present for clarification.
The Financial Report was approved as a "Partial Report".

Legal Communications, by Anthony Magnotta: Ammerman: Regarding the 71 acres on which the western bulkhead of Paupackan Lake sits; The agreement from 1985 indicates that any future owners of the subdivided property would owe the Association a fee for access to the former Ammerman: Regarding the 71 acres on which the western bulkhead of Paupackan Lake sits; The agreement from 1985 indicates that any future owners of the subdivided property would owe the Association a fee for access to the former Ammerman property "equal to that proportionate share of Association dues relative to and equal to road maintenance." These fees would only become due after land was subdivided. However, legally we can only go back FOUR YEARS.

ACTION SUGGESTED by Anthony Magnotta:

Mr. Steven Deitz, who was deeded 16 acres in 1989 (his house went in at least 2 years ago), should be notified that he owes us road fees. He should be billed this year as a new owner. Then, as a separate issue, we should bill him for the past 4 years with no interest and no penalties.

Tony's letters should ask to restrict from future covenants.

Put them on notice that they are responsible for road maintenance.

Tony will do correspondence explaining they are subject to fees for use of the roads. We should include invoices with correspondence, and in it he will ask to know their future goals for subdivision.

MOTION: Bob Semian

THE BOARD AUTHORIZES ANTHONY MAGNOTTA TO SEND LETTERS ADVISING OF THE ABOVE CONCERNS TO THE OWNERS OF THE FORMER AMMERMAN PROPERTIES.

SECOND: Rolland Grote

APPROVED: By all

Herzog: Will have his business equipment moved from his residential property by April 15.

Unfinished Business:

Thomlinson & Spedaro , 129 Ferris Road- break in.

Mrs Thomlinson is at 123 Ferris Road and is begging the board for something to be done about the slumlike condition of the boarded up house at #129 Ferris.

58 Windsor Road. Break in Halloween. Still no public notice of foreclosure, even though they told Karen it was in foreclosure. Dues are paid. Neighbor wants to know the bank so she can call the bank to complain. Tony will check.

113 Tiffany is across from the Halpins (who are currently at the Play equipment auction). Property needs to be cleaned up. Tony may need to serve a complaint. Involve codes enforcement first. There are Health issues procedures.

Security is to provide a list of all properties with issues where the owners are not readily available and Tony will trace the ownership.

10:29 am Anthony **Magnotta departed.**

Bob Semian: We should review the **number of clerical staff** currently being utilized. We had 1 cleric when we had 595 people paying dues, and now we have 2 clerics when we have 400 people paying dues. Why do we need more clerics for fewer association members?

The fact is that each of the office staff has specialized responsibilities and things seem to flow better with more specialized job definition. Also our payroll person only works once per month.

Computer System – Chris from Security

Our Office computer system is so out of date that it is one of the major causes of the lack of communication of our security personnel. The software on Joyces machine, Microsoft Works, has not been made since 1977.

Chris is putting together a proposal for what we need in the office to update our computers and software. He stressed the need for one main data base as opposed to multiple excel spreadsheets. This proposal should allow us to provide more accurate information and avoid duplication of effort by our clerical staff.

Our existing hardware and software are also part of the reason for complaints about change of addresses not going through.

Kathy Showers is to get with Joyce and Karen to see how to pull things together until we can come up with a better long term solution.

Aqua wants area at **well house #4 cleaned out** (pipes, etc.).

General Meeting Minutes: Kathy Showers and Joyce need to get together to see what happened to the partially completed copy (to be done after February 10th).

FREE FIREWOOD:

Community members should be notified that they are permitted to pick up fallen trees (and only fallen trees) to use for personal firewood if they are found within 15 feet of the street. Any fallen trees on private property should not be taken without permission of the property owner.

Thank you again to community members who have volunteered time and goods to make the new community center a cheerful place to gather. The Christmas gathering was a great success, and the Community Tree on the wall will outlast the holiday season!

Water

Letter to the community regarding aqua procedures.

Roads and Maintenance

Potholes are still an issue. Please keep reporting exact locations.

Lake: reported by Bob Semian

We had proposal for lake study. Must review the \$3,000 amount.

Walter Bachman is the main warden. Bob Semian would like to invite him to a Paupackan Meeting. Perhaps we could set up a section on our website where members can pose questions for him.

The dam inspection report is done.

Semian – **Questions Kiley's fee.** Originally \$17,000 and the dam inspection was included. Now the fee is \$33,000.

Rolland – The base contract did not include survey work and additions to the scope of work. It was based upon what we knew at the time. It did not include the work on Ammerman's property and work to address some of Dam Safety's input.

We now have a **spillway design** from Killey to review.
Semian reports there will be a **Fishing Meeting** this month.

Security

MOTION TO APPROVE SIGN FOR BUS \$401.83

250 not traffic

250 traffic

?????????

Chris and Kathy for follow-up ??????????

Don't use old guest stickers.
New stickers are on the way.

Vacant homes:

Homes are all on a list for security to watch.

Security can't go in if it is in foreclosure. Yet there is no notice given to the association if houses are in foreclosure.

We have more houses with excessive trash and windows smashed.

Security is taking special Radios from MOL Electronics to test them for use for better communication in the field. Most things tried so far have lost signal.

We have had spray paint of graffiti on signs around the whole PLA Estates.
The Board has mandated that all graffiti be properly witnessed and photographed by Security and then REMOVED with proper graffiti remover by our professional staff.(within 24 hours when ever possible.)

State Troopers will meet with our Neighborhood crime watch on January 12th to make suggestions and offer any assistance needed,
PSP (Pennsylvania State Police) did traffic stops in Paupack Estates. This should help us show a presence of authority.

BOARD HAS ESTABLISHED POLICY: All graffiti shall be promptly photographed by Security, and then professionally removed by Knopka with proper graffiti remover. The goal is for the whole process to be completed within 24 hours of discovery.

APPOINTMENT: Al Grabon is hereby officially appointed as Head of Security by Board President Rolland Grote.

Answering Service needs to have security phone numbers. Currently calls of a security nature do not get forward from the answering service to security. Also Security phone numbers need to go on our web site. Al Grabon will see to it that both of these are done.

By-Laws Committee Status

Board Member Handbook Status, meeting and deadlines calendar

New Business

Community Room Upgrades

Community Improvement Committee Report

General Membership meeting

Meeting Minutes draft review

Good and Welfare

MOTION TO ADJOURN: Bob Simeon at 11:30 am

SECOND: Bob Perry Page 7